MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

OCTOBER 21, 2014

INVOCATION:
City Manager Haydon gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Boysen led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, Deputy City Manager Barnhard, City Librarian Housel, Police Chief Martin, Fire Chief Orr, Director of Recreation and Parks Posada, Acting Director of Public Works/City Engineer Springer, Director of Utilities Sweet, Deputy City Manager Tse, Director of Administrative Services Visé, Utilities Engineer Kahn, and Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/COMMENDATIONS/INTRODUCTIONS:

A. PROCLAMATION – MAKE A DIFFERENCE DAY
Councilmember Orach presented a Proclamation recognizing October 25, 2014 as "Make A Difference Day" in the City of Santa Maria. Joelyn Lutz, representing WonHeart, accepted the Proclamation and invited everyone to their 1st Annual Make a Difference Day event being held at the United Domestic Workers Union Hall on October 25, 2014, from 11:00 a.m. to 2:30 p.m.

B. LIBRARY VOLUNTEER OF THE MONTH
Councilmember Boysen presented a certificate and plaque to the Library Volunteer of the Month for October, 2014, to Dottie Dott and the Santa Maria Genealogical Society.

City Librarian Housel also thanked the Santa Maria Genealogical Society, and expressed her appreciation for their service to the Santa Maria Public Library and its patrons.

C. PROCLAMATION – FREEDOM FROM WORK PLACE BULLIES WEEK
Councilmember Green presented a Proclamation recognizing October 19-25, 2014 as "Freedom from Workplace Bullies Week." Carmen Salazar accepted the Proclamation.

2. PUBLIC COMMENT PERIOD:
Firefighter Will Howell, representing the Santa Maria Fire Department, spoke about the recent Fill the Boot MDA fundraiser. In all, $13,351 was raised to help fight muscular dystrophy. He thanked the City residents and Mayor Patino for participating.

Walter Taylor expressed his disappointment with the Area 9 rezoning and the oil recovery operations taking place there.

George Alvarez spoke about his respect for the 1st Amendment. He asked why the ICE facility was approved, and he spoke of the need for more City safety personnel.

Dana Waite spoke about personal issues she has experienced recently and her concern that she was not getting the help she needs. She asked the City for help. Mayor Patino said she would have Police Chief Martin contact Ms. Waite.

3. CONSENT CALENDAR:
Councilmember Zuniga requested Item 3F be pulled for comment.

Item 3F – Los Flores Antenna Project
Councilmember Zuniga asked what were the comments made by the Air Pollution Control District (APCD) and County Planning and Development Department, and how the comments affected the project. She also asked why the City did not utilize a local architect.

Director of Community Development Appel explained that a letter was received from the APCD noting that the City had not included a standard condition for dust mitigation that was normally included on all grading plans. The County Planning and Development Department's suggestion was that the City add more

quantifiable information about the aesthetics of the tower. City staff addressed both of these suggestions in the plans.

Answering the question about utilizing a local architect, Director of Utilities Sweet responded that the project did not involve an architect, but rather a civil engineering firm. The engineering firm was hired to design the project based upon having the best qualifications for the job.

Consent Calendar Items 3A through 3I were approved on motion by Councilmember Orach, seconded by Councilmember Boysen, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular Meeting of October 7, 2014, were approved as submitted.

C. CONFLICT OF INTEREST CODE AMENDMENT
Resolution No. 2014-119 was adopted approving revisions to the Citywide Records Retention Schedule contained in the adopted Document Management Program.

Resolution No. 2014-119 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING REVISIONS TO THE CITYWIDE RECORDS RETENTION SCHEDULE.

D. WARRANTS
Warrant Nos. 189093 to 189387 totaling $2,559,708.14 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 186728, 188399, 188509, and 188845 were cancelled.

E. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

F. LOS FLORES KNOLL COMMUNICATION TOWER
Resolution No. 2014-120 was adopted approving the Mitigated Negative Declaration for the Los Flores Knoll Communication Tower project.

Resolution No. 2014-120 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A MITIGATED NEGATIVE DELARATION FOR LOS FLORES KNOLL COMMUNICATION TOWER PROJECT LOCATED ON A TWO-ACRE PORTION OF THE CITY'S LOS FLORES RANCH OPEN SPACE AND RECREATIONAL FACILITY, SP-2014-0032, ASSESSOR'S PARCEL NO. 101-030-104 (portion).

G. NO STOPPING ZONE
Resolution No. 2014-121 was adopted establishing a no-stopping zone on West McCoy Lane along the northerly right-of-way, beginning two hundred seventy-two (272) feet east of the easterly right-of-way of Westgate Road and extending east for twenty (20) feet.

Resolution No. 2014-121 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING A NO-STOPPING ZONE ON WEST MCCOY LANE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE

H. NO STOPPING ZONE
Resolution No. 2014-122 was adopted establishing a no-stopping zone on West McCoy Lane along the northerly right-of-way, beginning twenty-nine (29) feet east of the easterly right-of-way of Westgate Road and extending east for twenty (20) feet.

Resolution No. 2014-122 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING A NO-STOPPING ZONE ON WEST MCCOY LANE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE

I. **NO STOPPING ZONE**
Resolution No. 2014-123 was adopted establishing a no-stopping zone on West Fairway Drive along the northerly right-of-way, beginning three hundred forty-five (345) feet west of the westerly right-of-way of Airpark Drive and extending west for nineteen (19) feet.

Resolution No. 2014-123 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING A NO-STOPPING ZONE ON FAIRWAY DRIVE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE

Councilmember Orach asked for an update on the pavement project currently taking place in the City.

Acting Director of Public Works/City Engineer Springer explained the annual pavement preservation project is done to prevent major, expensive pavement projects in the future. It was a maintenance step that conserves City finances and staff time for other efforts. A computer system tracks the maintenance of each road for better efficiency. Stowell Road and Betteravia happened to come up for maintenance at the same time this year. He apologized for any inconvenience to the public and asked that they obey the signage on both roads to help speed the process along.

PRESENTATION

4. PRESENTATION BY SANTA MARIA-BONITA SCHOOL DISTRICT ON MEASURE T. Phillip Alvarado, Superintendent of the Santa Maria-Bonita School District, gave a presentation as detailed in the Council Agenda Report. The Santa Maria-Bonita School District placed a $45 million bond measure (Measure T) on the November 4, 2014 ballot. Measure T would require support from 55 percent of the property owners that reside within the Santa Maria-Bonita School District boundaries in order to pass. Proceeds would be used to address current challenges the District faces with overcrowding and deteriorating facilities. Currently, the District is using 121 portable buildings in addition to already established school buildings. Five new campuses had been built and ten others had been expanded. The District has been aggressive in accommodating students. Projects that would be funded by Measure T include a new elementary school; improvements to 19 campuses; repairs and renovations to aging plumbing and leaky roofs; improvements to playfields and play areas; and improvements to parking, arrival and dismissal areas for increased student safety.

If passed, the proposed $45 million ballot measure would result in an increase in property tax of approximately $25 per year per $100,000 of assessed valuation of the property (by the Assessor's office) for the next 30 years.

Councilmember Orach stated he met quarterly with all the school districts, and all of them were struggling with increased enrollment and limited funds. He said he would support Measure T.

REGULAR BUSINESS

5. DOWNTOWN SPECIFIC PLAN AMENDMENT FOR CAR WASH USES IN THE BUNGALOW DISTRICT. Director of Community Development Appel gave a presentation as detailed in the Council Agenda Report. Primary uses in the Bungalow District are for housing, houses converted to offices, and multi-family residential units. Car washes were prohibited conditionally and by right, and the existing car wash operations on East and West Chapel are legal, non-conforming uses. Non-conforming uses may not be moved, modified, or enlarged unless they were damaged or destroyed which does not include demolished sites.

Property owners of the existing car wash on East Chapel have expressed an interest in rebuilding their facility. They would need to demolish and rebuild to accomplish what they want to do. On June 3, 2014, the City Council directed staff to create a text amendment to the Downtown Specific Plan (DTSP) allowing car wash uses in the Bungalow District subject to a Conditional Use Permit (CUP). The CUP process is a discretionary process to permit uses that would not otherwise be allowed by right in certain zone districts. Council's adoption of the Ordinance would allow the owners to apply for a CUP to rebuild. Staff proposed a five-year sunset date to the amendment allowing sufficient time for the project to be constructed and for the City to learn of any potential impacts to the neighborhood and DTSP. Prior to the 2019 sunset date, Council could choose to remove the sunset provision and allow car washes to remain a conditionally permitted use

beyond 2019. On August 5, 2014, this Ordinance was brought before the City Council for first reading and introduction.

Public Input
Greg Jordan, owner of the car wash being discussed, thanked the City Council and staff for everything they had done to make the project work.

Council Discussion
Councilmember Boysen said he appreciated the collaboration between the Jordan's, the Chamber of Commerce, and City staff in helping to solve the issue.

The City Council conducted the second reading of Ordinance No. 2014-05 and adopted the ordinance amending the Downtown Specific Plan Bungalow District regulations allowing car wash uses, on motion by Councilmember Boysen, seconded by Councilmember Zuniga, on the following vote (5-0) as follows:

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2014-05 was adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE DOWNTOWN SPECIFIC PLAN BUNGALOW DISTRICT REGULATIONS FOR CAR WASH USES.

REPORT BY CITY MANAGER:
City Manager Haydon discussed items for the next City Council meeting on November 4, 2014 to include a couple of Consent Agenda items; a notice of completion for the Dena & Bay concrete improvement project; and the First Quarter Budget Report for 2014-15.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Boysen reported that he attended a meeting of the Central Coast Collaborative on Homelessness and a Central Coast Water Authority meeting.

Councilmember Green reported that he attended the *To Transform a City* event, and a Drug Court Treatment Graduation Ceremony.

Councilmember Orach reported that he had been out of town.

Councilmember Zuniga said that she enjoyed the joint session with the Planning Commission at the last meeting. She reported that recently toured the new Police Department facility; participated in the Fill the Boot for MDA campaign; participated in the Traffic Safety Awareness Memorial Walk; and attended the *To Transform A City* event.

Mayor Patino reported that she attended a meeting to discuss relieving the County's financial obligation for the state water project; SMV Chamber Business Appreciation Luncheon; had discussions with American Legion personnel; attended the Santa Maria Police Council Social; Mayors' Panel; spoke at an AAUW Meeting; spoke to Rick Blaemire - Pick the Pros; attended the MDA Fill-the-Boot fundraiser; Special Olympics Regional Fall Games; Mayors' Ball for Literacy; Chamber of Commerce Transportation Committee Meeting; Rotary; met with Halsell Builders regarding E5 Financing; the Altrusa Club Installation of Board Officers/Initiation of Club Members; spoke at an American Legion Meeting; meeting with the Traffic Committee regarding the Morrison Street Closure Issue; Descendants of Vets Exposed to TOXINS; SBCAG Monthly Board Meeting; APCD Board of Directors Meeting; Tip-A-Cop for Special Olympics; a CALM Interview; To Transform a City – Dinner; Santa Barbara County Veterans Stand Down 2014; "Rally In The Valley" - No on Measure P; was a Judge at Black & White Ball; Police Officer Swearing In; Substance Abuse Treatment Court - 57th Commencement Ceremony; met with George Kiriyama/KCOY New Managing Editor; attended a City Council Candidate Forum; and a meeting regarding Malls & Retailers Uniting Against Bullying.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:33 p.m.

APPROVED

November 4, 2014
Date

Rhonda M. Garietz
Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST

Rhonda M. Garietz, CMC
Chief Deputy City Clerk